



Meeting Minutes

Whitestown Plan Commission

Date: 12/12/2016

Time: 6:30pm

Location: Whitestown Municipal Complex, 6210 Veterans Drive, Whitestown, IN 46075, (317) 769-6557

Call to Order

6:33pm

Pledge of Allegiance

Roll Call

- ☒ Jason Lawson
- ☒ Dennis Anderson
- ☒ Josh Westrich- **Absent**
- ☒ Bryan Sheward- **Absent**
- ☒ Jacob Crouch
- ☒ Craig Arthur- **Absent**
- ☒ Cory Clasemann
- ☒ Staff:
 - Lauren Bailey, Town Planner,
 - John Molitor, WPC/WBZA Attorney

Approve Agenda & Meeting Minutes

1. December 13, 2016 Agenda
2. November 14, 2016 Meeting Minutes

Motion to approve agenda and meeting minutes by Anderson. Second by Lawson. Motion passes 4-0.

Public Comment for Items Not on the Agenda

Presentations

Old Business

New Business- Public Hearing

3. Docket PC16-036-PP Edmonds Creek Primary Plat

- i. Paul Claire- Petitioner: Introduction to project and improvements to utilities, drainage and roadway infrastructure all part of this project.
- ii. Bailey: Staff Report

- iii. Craig Anderson- GM of Duke Anson: Historical overview of property and transfer of ownership from Redwood.
- iv. Crouch: Are the lot sizes comparable to those within the Clark Meadows product next door?
- v. Claire: There will be a variety of lot sizes to provide a variety of product types but in general the lot sizes are a minimum 50000 SF like those in Clark Meadows.

Motion to approve by Lawson. Second by Clasemann. Motion passes 4-0.

4. Docket PC16-031-DP MG Lot 3

5. Docket PC16-032-DP MC Lot 5

6. Docket PC16-033-DP MG Lot 2

- vi. Kent Frandsen: Legal representative, also here is Greg Dempsey from Innovative Engineering. Introduction to project(s) and what changes are being presented in this development plan per the Commission's recommendation at the Concept Plan approval- this includes the enhanced buffer and landscaping being provided, promise to keep within the UDO signage standards, and provide variety of building materials; brick and stone. Discussed and agreed with staff's recommendation to limit sin tax uses within the multi-tenant buildings of Lots 2 & 3.
- vii. Bailey: Staff Recommendation with commitments for Docket PC16-031-DP; PC16-0325-DP; and PC16-033-DP.
- viii. Crouch: Agrees that these uses should be restricted in order to be sensitive to concerned neighbors.

Docket PC16-031-DP MG Lot 3: Motion to approve as written in the Staff comments by Anderson. Second by Lawson. Motion passes 4-0.

Docket PC16-032-DP MG Lot 5: Motion to approve as written in the Staff comments by Anderson. Second by Clasemann. Motion passes 4-0.

Docket PC16-033-DP MG Lot 2: Motion to approve as written in the Staff comments by Anderson. Second by Lawson. Motion passes 4-0.

7. LED Lighting Amendment

- i. Bailey: Just within the past month we've had to remind businesses to limit their light pollution to neighboring lots and to provide down-lit fixtures. Our UDO provides a small paragraph that is extremely broad and doesn't address any specific lumens, lux or measurement to prohibit light spillage to lots. The amendments you see is a compiled list of other communities (Westfield, Carmel, Brownsburg, Lebanon) which their ordinances have more meat to them. They separate restrictions and allowed light measurements per each use- residential, commercial, street lights, etc. I would like to see more detail in this section of the UDO as more companies are moving toward the LED energy efficient lighting which is extremely bright.
- ii. Dax Norton- Town Manager: Council President has shown great interest in this topic as there are studies done that affect the health and wellness of individuals solely from LED lights.

- iii. Bailey: We can have the Council President do a small presentation at our next meeting so then we can go back and amend some of this text in front of you.
- iv. Crouch: Yes, I agree we should ask him to present what he knows about this topic so we can amend our ordinance correctly.

8. Legal Services Agreement

- a. Bailey: We have John Molitor's agreement in front of you to provide legal services to the WPC. He has done a great job and would like to see him continue to work with us for 2017.
- b. Molitor: I have enjoyed working with you all and hope to continue to work with you.

Motion to approve by Clasemann. Second by Lawson. Motion passes 4-0.

Adjourn

Unanimous vote to adjourn

7:02pm

Jacob Crouch, President

Lauren Bailey, Staff